

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

SDS Builders, LLC

5779 Getwell Road
Building C, Suite 3
Southaven, Mississippi 38672
Work Phone #: (662) 429-8092
Home Phone #: n/a
GRANTOR

TO

WARRANTY
DEED

Randall D. Culver, a single man

1415 Fieldstone Street
Hernando, Mississippi 38632
Work Phone #: 662-449-7230
Home Phone #: 901-626-5675
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, SDS Builders, LLC, does hereby sell, convey, and warrant unto Randall D. Culver, a single man, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 29, Phase I, Montclair Subdivision, in Section 23, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 102, Page 27, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2012 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 31st day of July, 2012

SDS Builders, LLC

By:

Charles Stott, Member

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 31st day of July, 2012, within my jurisdiction, the within named Charles Stott, who acknowledged that he is a Member of SDS Builders, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Notary Public
Sarah Bryant

My Commission Expires:

June 21, 2015

FILE NUMBER: 13498

